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## Property brochure



CHARTHAM TERRACE  
ST. AUGUSTINES ROAD  
RAMSGATE  
KENT  
CT11 9NZ

Price: £279,950

2 Bedrooms

1 Reception

1 Bathroom

Off Street Parking

EPC D

Tenure LEASEHOLD  
Council Tax A



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### The Property

West Cliff location! 2 bedroom chain free apartment in a stunning Grade II listed building set in a conservation area! We are delighted to offer for sale this well presented 2 bedroom lower ground floor flat at Chartham Terrace which was built in the 1850s and was built by architect Charles Habershon. The acclaimed architect Pugin designed the church and cloisters next door, so the location is steeped in history and is in a superb location on the Western Esplanade. The apartment has its own entrance with a large hallway that greets you,, which would make an ideal dining hall or office area. The large lounge is at the rear of the building and has its own patio with steps leading up to the large sea facing communal garden. The kitchen is also to the rear of the property. There are two good size double bedrooms, and a large bathroom. There is a resident's car park to the front with ample parking available. The flat has 158 years remaining on the lease and has a share of the freehold. The annual maintenance is £1,875 and there is no ground rent and no plans to introduce any. The lease does prevent the property from being used as an AirBNB or short term holiday let, and there is a fibre internet connection to the property. Call to arrange your viewing!

### Location

Chartham Terrace is situated on St Augustine's Road on Ramsgate's East Cliff, ideal for seafront walks along the West Cliff to Pegwell and into Ramsgate where you will find many cafes and bars overlooking the Royal Harbour. Ramsgate's station with the high speed link to London is a short walk away.

### Accommodation

Steps to own entrance

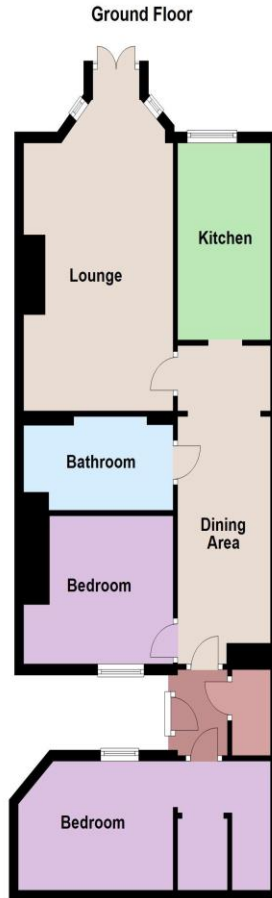
Hallway:	18'8" (5.69m) x 6'7" (2.01m)
Lounge:	20'10" (6.35m) x 11'2" (3.40m)
Kitchen:	
Bedroom 1:	11'3" (3.43m) x 7'7" (2.31m)
Bedroom 2:	9'6" (2.90m) x 9'0" (2.74m)
Bathroom:	11'2" (3.40m) x 4'8" (1.42m)

OUTSIDE:

- Private patio
- Large communal garden to rear
- Resident's parking to front



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Plan produced using PlanUp.

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### Key Features

- Large 2 bedroom lower ground floor flat
- Beautiful Grade II listed building
- West Cliff location
- Private patio & sea facing communal garden
- Resident's parking available
- No onward chain

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0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. RAM0023296/20240626/KWDP



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